

A. GENERAL REQUIREMENTS

1. All signs shall be constructed according to this criteria.
2. All signs require landlord's approval prior to submitting to Town of Oro Valley for a sign permit.
3. Each Tenant shall obtain approved sign permits from the Town of Oro Valley before fabrication.
Showing details of location, size, layout, design and color of all proposed signs are required with application.

B. GENERAL SPECIFICATIONS

1. All power supplies and conductors shall be concealed behind exterior wall.
2. Logos must not be more than 40% of the total allowable wall sign area.
3. All signage will be in accordance with (TOV) zoning codes and landlord approval.

C. SPECIFIC DESIGN & CONSTRUCTION CRITERIA**(BUILDINGS 3 & 4 TENANTS)**

1. *Sign Type*: Letters, Reverse Channel with white LED "halo" illumination.
2. *Sign Type*: Smaller sign size graphics may have Flat Cut Out (pegged off wall) and non-illuminated.
3. *Sign Type*: Logos, Pan Channel face lit with vinyl graphics (no more than 40% of total wall sign area).
Note: RPC, P/C, FCO and colors listed allowed by the Town - (Must have written approval from landlord).
4. *Construction*: Aluminum construction primed and painted (Satin-Black) (Not-Gloss).
5. *Illumination*: White LED Halo shall carry the Underwriters Laboratory or other certified testing program.
6. *Size*: Per (TOV) sign measurement standards which currently allows
(1 sq. foot of sign area per 1 linear foot of leased frontage).

(PAD 1 & 2 TENANTS) *See last page of these documents for specific Pad 2 sign requirements

7. *Sign Type*: Letters, Reverse Channel - white LED halo or Pan Channel face LED illuminated.
8. *Sign Type*: Smaller sign size graphics may have Flat Cut Out (pegged off wall) and non-illuminated.
9. *Sign Type*: Logos, Pan Channel plex faces shall be selected from the approved color palette.
10. *Construction*: Aluminum construction primed and painted. See approved color palette.
11. *Illumination*: Allow internal LED illumination or White LED Halo illumination.

D. MONUMENT SIGNS

1. All double faced monument signs shall encompass design elements that are consistent with the features and materials of Canada Crossroads as shown.
2. A total of (8) tenant panels are permitted per sign by the (TOV) Town of Oro Valley. The lexan panels background should be opaque black, white copy illuminated only. See approved color palette.
Panels will consist of (6) Bldg. tenant panels and (2) PAD tenant panels.
3. Refer to monument sign design for sizes, colors and specifications.

E. MISCELLANEOUS REQUIREMENT

1. Tenants may place vinyl letters-graphics on door, to be approved by landlord.
2. All to be in accordance with (TOV) zoning code.

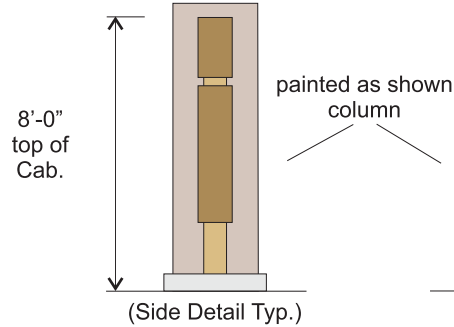
F. EXISTING SIGNS

1. All existing permitted signs that do not comply to this Sign Criteria shall be permitted to remain as legal non-conforming signs.
2. Any change or modification to an existing sign shall require conformance to this Sign Criteria.

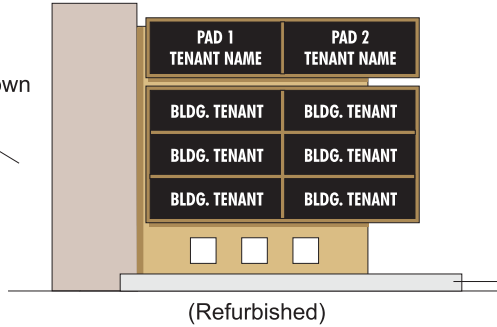
G. ENTRY WALL SIGNS & CORNER WALL SIGN

1. *Sign Type*: Letters, Reverse Channel - (white LED halo) or Flat Cut Out - (direct ground lighting).
2. *Construction*: Aluminum construction primed and painted (Satin-Black) (Not-Gloss).
3. *Size*: 32 square foot for each sign, center name "Canada Crossroads".
4. Entry signs on stem walls surrounding the property can be on both walls to the entrance or corner.

~2'-6" wide base
(12" D Cab.)



Monument Signs (Typical sizes) Refurbished D/F signs as shown



Change cabinets from
fluorescent to LED illumination

1'-9" x 8'-0" PAD Header Cabinet
w/ new lexan faces & retainers
design open to PAD tenants

4'-0" x 8'-0" Tenant Cabinet
w/ new lexan faces
copy Futura Bd Cn or landlord approval

Repaint cabinets, covers & bases
per approved color palette

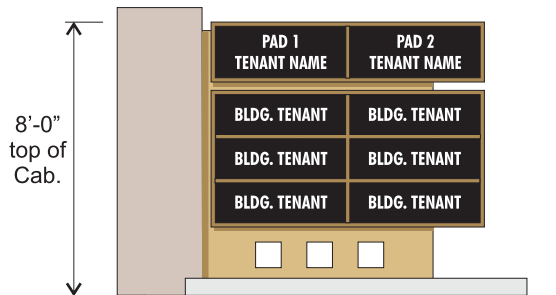
base

Building & Monument Sign Colors

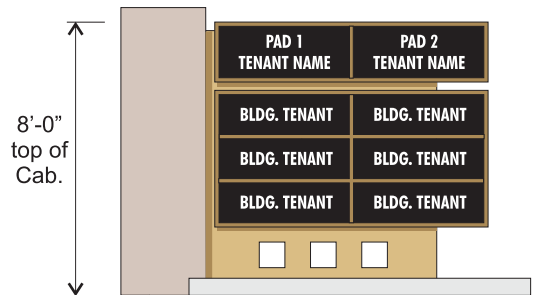
- DE 6165 - Toasted Marshmellow
- DE 6096 - Homestead
- DE 6066 - Desert Rock
- DE 6138 - Dark Sepia (Cabinet color)

Monument Sign Panel Colors

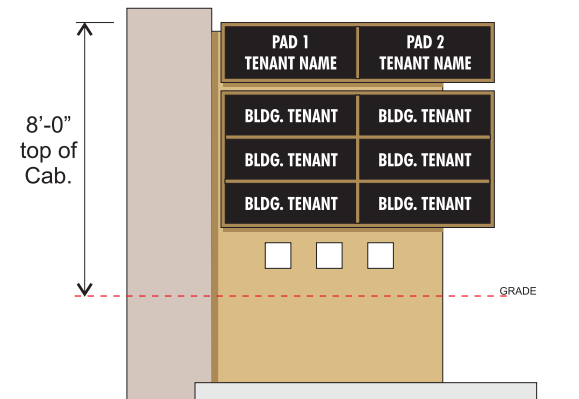
- 3630-22 Black Scotchcal Vinyl (matte)
- White Lexan (copy illuminates)



Sign A
Refurbished D/F sign as shown



Sign B
Refurbished D/F sign as shown



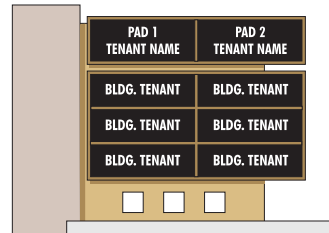
Sign C
Refurbished D/F sign as shown

Note: If decided to apply future decorated rock on the buildings. Then the same decorated rock may be applied to the monument sign columns.

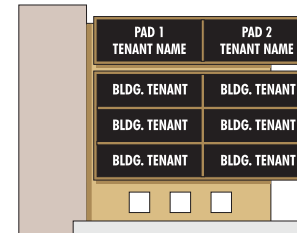
CORNER & ENTRY WALL SIGNS Estimated locations



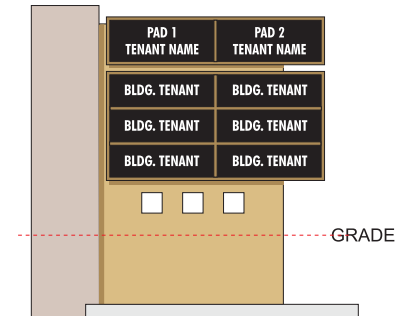
MONUMENT SIGNS



Sign A
Refurbished D/F sign as shown



Sign B
Refurbished D/F sign as shown






Sign C
Refurbished D/F sign as shown



Building Colors

-  DE 6165 - Toasted Marshmellow
-  DE 6096 - Homestead
-  DE 6066 - Desert Rock



Monument Sign Colors

-  3630-22 Black Scotchcal Vinyl
-  White Lexan (copy illuminates)
-  DE 6138 - Dark Sepia (Cabinets)

Entry Wall Sign Colors

-  Satin Black
(Reverse Channel or Flat Cut Out)

Buildings 3 & 4 Wall Sign Type & Tenant Colors

-  Satin Black (Reverse Channel or Flat Cut Out)
-  White Plex face (Pan Channel Logos)
w/ first surface applied colored Scotchcal graphics

Note: Although the Town allows any sign type (RPC, P/C, FCO) and colors listed below, for wall signs in the development. **Written approval from the landlord is required for buildings 3 & 4** for any sign other than Matte Black Reverse Channel letters. This allows the landlord to maintain the standard look of buildings 3 & 4 tenant signs.

PAD 1 & 2 Wall Sign Type & Tenant Colors

(Reverse Channel, Pan Channel, Flat Cut Out)

-  White
-  Red
-  Blue
-  Green
-  Yellow
-  Brown
-  Black



TYPICAL BUILDING ELEVATIONS (Bldg. Tenants)



*Pad #2, originally Tropical Smoothie and later renamed, was approved through a conditional use permit with specific conditions related to signage as shown below:

FINAL SITE PLAN &
PRIVATE IMPROVEMENT PLAN
TROPICAL SMOOTHIE - LA CANADA DR
2302254

PLANNING GENERAL NOTES

1. THE USE IS CONVENIENCE USE: DRIVE-THRU RESTAURANT. CONDITIONAL USE PERMIT 2202252 HAS BEEN ISSUED WITH APPROVAL CONDITIONS FOR THIS PROJECT. THE CONDITIONS ARE:
 - 1.1. AN AUTOMATIC GAIN CONTROL MUST BE INSTALLED AS PART OF THE MENU BOARD SPEAKER TO PREVENT ANY INADVERTENT INCREASE IN NOISE DECIBELS THAT EXCEED ZONING CODE STANDARDS.
 - 1.2. NOISE THRESHOLDS MAY NOT EXCEED THE LEVELS ESTABLISHED IN THE NOISE IMPACT STUDY.
 - 1.3. HOURS OF OPERATION FOR THE DRIVE-THRU LIMITED TO 6AM TO 10PM.
 - 1.4. NO SIGNAGE COPY ON THE WEST SIDE OF THE SUBJECT PAD MAY BE VISIBLE FROM ON-SITE PROPERTIES TO THE WEST.
 - 1.5. NO DRIVE-THRU SIGNAGE COPY MAY BE VISIBLE TO ON-SITE PROPERTIES TO THE SOUTH. THE MENU-BOARD SHALL BE ORIENTED AND SCREENED BY SCREEN WALL AND LANDSCAPING AS DEPICTED ON SITE PLAN DATED JULY 2023.